

Hamilton County Plan Commission  
July 13, 2004

Mr. Musselman called the official meeting of the Hamilton County Plan Commission to order at 7:34 p.m.

Members Present: Jim Galloway, Steve Holt, David Musselman, Steve Schwartz, and Kent Ward.  
Absent: Frank Habig, Bill Rice, and Linda Williams. Arriving late: Ron Hall. Also present: Randy Leerkamp, Legal Counsel; and Linda Burdett, Secretary.

Declaration of Quorum: Mr. Musselman declared a quorum with five out of nine members present.

Guests: See sign-in sheet.

Communications/Reports: Nothing to present.

Mr. Musselman asked for approval of the minutes.

Mr. Ward **moved** that the minutes of June 08, 2004 **be approved**

Mr. Galloway seconded.

With no changes or corrections... Mr. Musselman called for the vote. **5 yes votes... 0 no votes.**

Public Comment: Mr. Musselman opened the floor to anyone wishing to address the board. And with no one stepping forward... Mr. Musselman continued the meeting.

Correspondence: Mrs. Burdett stated she had nothing to present.

President's Report: Mr. Musselman advised the board that the president was out with a sore tooth.

New Business: Mr. Musselman identified **NBZA-L.U.V.-0010-07-2004** a Land Use Variance with a recommendation to the North BZA concerning construction and use of an accessory pole barn for a landscape service business, storage of truck, trailer, and tools with some screened outdoor storage of plants and landscape material. Would you please step up to the podium and state your name.

**Shane Jones** stated his name for the record and identified his wife, Kimberly. We are not currently the owners. We have a purchase agreement to buy the property. I own a landscape business and I'm trying to get out in the country a little bit so I can have some property to put up a barn to keep some equipment and tools. Almost two-thirds of the property is woods at the present time. We want to put the pole barn towards the back third of the existing lawn area. The outside storage of landscape materials would be like bringing back a yard of soil; a yard of mulch; or extra materials that we use on each job. The landscape business that I run is not a retail business. I am not going to have a sign out at the road. I'm not going to

have Mr. & Mrs. Smith coming to the house trying to buy plant materials or anything like that. The main thing I'm needing is space to keep my truck and my trailer. I've got a one ton dump truck, 18 ft. open trailer with a small skid steer type machine, and hand tools. I'm showing an area to the back in the future, if I decide to buy plants in bulk, I might kill some things in. I might have 50 to 60 trees, or 100 shrubs, or something like that. It would all be for jobs that I do.

**Mrs. Jones** stated that this would not be for retail. As far as the storage in the back, he has drawn in landscaping buffering at the front of the building. We will also put landscape buffering along the back so that it's not visible from the road or from the neighbors' homes. He's been in business for two years. He is a landscape designer and has a degree to do that. Right now we have one crew that has a maximum of four people. The maximum we would like to go is two crews of four. We do not do any winter business. No snow removal or anything like that. Come mid-December we basically shut down and we're shut down from mid-December, through January, February, and into mid-March. When the ground thaws we start back up. Because it's not retail we don't have any incoming or outgoing traffic other than employees. On the gravel is parking for the employees. We will not have employees in the barn. What we do now is in the morning my husband goes out and prepares everything for the job. The employees meet him at 7:30 a.m. and they pull away. On an average they get back about 6:00 p.m. We have no large machinery going in or out.

Mr. Galloway asked where they currently ran the business. (2) Do you plan to move on this property?

Mr. Jones stated he ran the business from his home. (2) Yes.

Mrs. Jones stated that other people in the business, vendors, have allowed them to keep the equipment at their location.

With nothing further from the board... Mr. Musselman asked for a motion.

Mr. Ward **moved to forward** this to the North BZA with a favorable recommendation.

Mr. Galloway seconded.

With no comments... Mr. Musselman called for the vote. **5 yes votes... 0 no votes... 1 abstention.**

Mr. Hall abstained since he wasn't here for the entire presentation.

Old Business: None to present.

Director's Report: Mrs. Burdett stated that State Board of Accounts picked up the books on Friday and returned them on Monday. Saw absolutely no problem with our books so we're done.

Mr. Galloway mentioned the next Comprehensive Plan meeting was for August 05, 2004.

Mrs. Burdett advised the board that the mailing had about quadrupled because of sending specific invitations to specific properties in an attempt to general public interest/support.

Mr. Ward stated there were 2,261,028 hits on the county web-site for the month of May. Total page views were 357,716.

Mr. Galloway asked Mr. Holt about the article in the paper on Metro Airport moving into Wayne Township.

Mr. Holt stated that the status as he understood it was there were discussions between Fishers and the Airport Authority on the future of Metro. If Metro were closed to aviation would there be support to move the airport under the auspices of the Airport Authority further north. We were asked by Fishers to indorse the concept that we would do whatever was within our power to see that zoning would not be an obstacle. You know as well as I that that would be pretty limited.

Mr. Hall advised the board that Mr. Rice, Mr. Kiphart, and I did meet with the Comprehensive Plan Consultants. We met with two of the principals of the company and their primary planner that will be handling out account now that Mr. McGee-Hassrick has left. I felt very assured that their philosophy is a standard company policy. The lady that will be handling out account... I was very impressed with her and her knowledge. She will be much more laid back but I feel we will still be going in the same directions. We collectively agreed that we have probably lost 30 days in the process and because of the change in staff. Mr. McGee-Hassrick left because he had other interests to pursue and not because of any disagreements with the company. He is going to some type of art school or something completely different. I think we're maybe 30 days later but we're still going strong and they're still on track.

Legal Counsel Report: Nothing to present.

The next Plan Commission meeting will be held August 10, 2004.

With nothing further on the agenda... Mr. Musselman adjourned the meeting at 7:54 p.m.

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David Musselman, Vice President

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Date

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Linda Burdett, Secretary

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Date